

BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

November 29, 1973

BOARD OF APPEAL REFERRALS

1. Z-2940-2941, Keystone Centrose Assoc. & Rose Assoc., High Street, Purchase Street, Essex Street and Atlantic Avenue, Boston
2. Z-2947-2952, 300-336 Hyde Park Avenue Trust, 300-336 Hyde Park Avenue, Roslindale
3. Z-2954, Paula S. Karlsberg, 66-70 Geneva Avenue, Dorchester
4. Z-2968, Ann Glennon, 21 Wallingford Road, Brighton
5. Z-2975, Lawrence Carbonaro, 10 Union Street, Brighton
6. Z-2980, Geneva Avenue Realty Trust, 257-263 Columbia Road, Dorchester
7. Z-2971, Atlas Terminal Stores, Inc., 316 Congress and 2-26 Sleeper Streets, South Boston

TABLED ON: 11/21/73

MEMORANDUM

November 29, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 1/8/74

Petitions Nos. Z-2940-2941
Keystone Centrose Associates
Rose Associates
55-59 High & 237-241 Purchase Streets;
200-220 Essex Street, 44-54 South
Street and 661-685 Atlantic Avenue
Boston

Petitioner seeks two conditional uses to use premises for two parking lots in a general business (B-10) and light manufacturing (M-8) district. The proposal violates the code as follows:

Section 8-7. A public parking lot with accessory signs and attendant's booth is conditional in B-10 and M-8 districts.

The properties, located in the South Station area, contain 4,065 and 31,731 square feet of land respectively. A total of 155 cars would be accommodated. Proposal would further delay positive redevelopment of the property by the petitioner. The open air parking facilities are contrary to new City and State policy. They cannot be allowed to expand especially in an area already undergoing extensive redevelopment and more than adequately served by public transportation. Conditional use requirements have not been met. Recommend denial.

VOTED: That in connection with Petition Nos. Z-2940-2941, brought by Keystone Centrose Associates & Rose Associates, 55-59 High and 237-241 Purchase Streets; 200-220 Essex Street, 44-54 South Street and 661-685 Atlantic Avenue, in the South Station area, for two conditional uses to use premises for two parking lots in general business (B-10) and light manufacturing (M-8) districts, the Boston Redevelopment Authority recommends denial. Proposal would further delay positive redevelopment of the property by the petitioner. The open air parking facilities are contrary to new City and State policy. They cannot be allowed to expand especially in an area already undergoing extensive redevelopment and more than adequately served by public transportation. Conditional use requirements have not been met.

Z-2940
55-59 HIGH ST.
237-241 PURCHASE ST.
200-220 ESSEX ST.
44-54 SOUTH ST.
681-685 ATLANTIC AVE.

(B.P.)



Board of Appeal Referrals 11/29/73

Hearing Date: 12/18/73

Petitions Nos. Z-2947-2952
 300-336 Hyde Park Avenue Trust
 Joseph Ingram, Trustee
 300-306-316-322-330-336 Hyde Park Avenue
 Roslindale

Petitioner seeks six forbidden uses and eighteen variances for change of occupancy in each of six buildings respectively from 13 to 28, 13 to 28, 13 to 25, 12 to 28, 13 to 28, 12 to 26 apartments in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area, open space and off-street parking is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	214 sf/du(300) 424 sf/du 372 sf/du(336)
Section 17-1. Open space is insufficient.	800 sf/du	233 sf/du(300) 290 sf/du 337 sf/du(336)
Section 23-1. Off street parking is insufficient.	77 spaces	0

The property, located on Hyde Park Avenue at the intersections of Northbourne and Southbourne Roads, contains six, three story frame (stucco) structures, all but one vacant and open. Staff recommends the following: that the development be subject to acceptance by the Boston Housing Authority for elderly "turnkey" housing; that the number of units proposed be substantially reduced; that plans be submitted to the Authority for design review. Recommend approval only with above provisos.

VOTED: That in connection with Petitions Nos. Z-2947-2952, brought by 300-336 Hyde Park Avenue Trust, 300, 306, 316, 322, 330, 336 Hyde Park Avenue, Roslindale, for six forbidden uses and eighteen variances for change of occupancy in each of six structures respectively from 13-28, 13-28, 13-25, 12-28, 13-28, 12-26 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the following conditions: that the development be subject to acceptance by the Boston Housing Authority for elderly "turnkey" housing; that the number of units proposed be substantially reduced; that plans be submitted to the Authority for design review.

Z-2947-52

300-306-316-322-330-336.
HYDE PARK

HYDE PARK AVE.
(ROS.)

HYDE PARK
(ROS.)

Board of Appeal Referrals 11/29/73

Hearing Date: 1/8/74

Petition No. Z-2954
Paula S. Karlsberg, Agent
66-70 Geneva Avenue
Dorchester

Petitioner seeks a conditional use for a change of occupancy from public and business garage to auto mechanics training center and business garage in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. A trade school is conditional in an M-1 district.

The property, located on Geneva Avenue near the intersection of Normandy Street in the Model Cities area, contains a one-story masonry structure. The school, apparently existing, is operated by Opportunities Industrialization Centers of Greater Boston, Inc., a Federally subsidized trade school providing vocational guidance and training to members of minority groups. The use is appropriate and beneficial to the community. Recommend approval.

VOTED: That in connection with Petition No. Z-2954, brought by Paula S. Karlsberg, Agent, 66-70 Geneva Avenue, Dorchester in the Model Cities area, for a conditional use for a change of occupancy from public and business garage to auto mechanics training center and business garage in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The use is appropriate and beneficial to the community.

Z-2954
66-70 GENEVA AVE.
(DOR.)

JEREMIAH E.
BURKE
HIGH SCHOOL
FOR
GIRLS

BOSTON
ASSEMBLY OF GOD
CHURCH

WILDER

INGTON

STREP

Board of Appeal Referrals 11/29/73

Hearing Date: 1/15/74

Petition No. Z-2968
Ann Glennon
21 Wallingford Road
Brighton

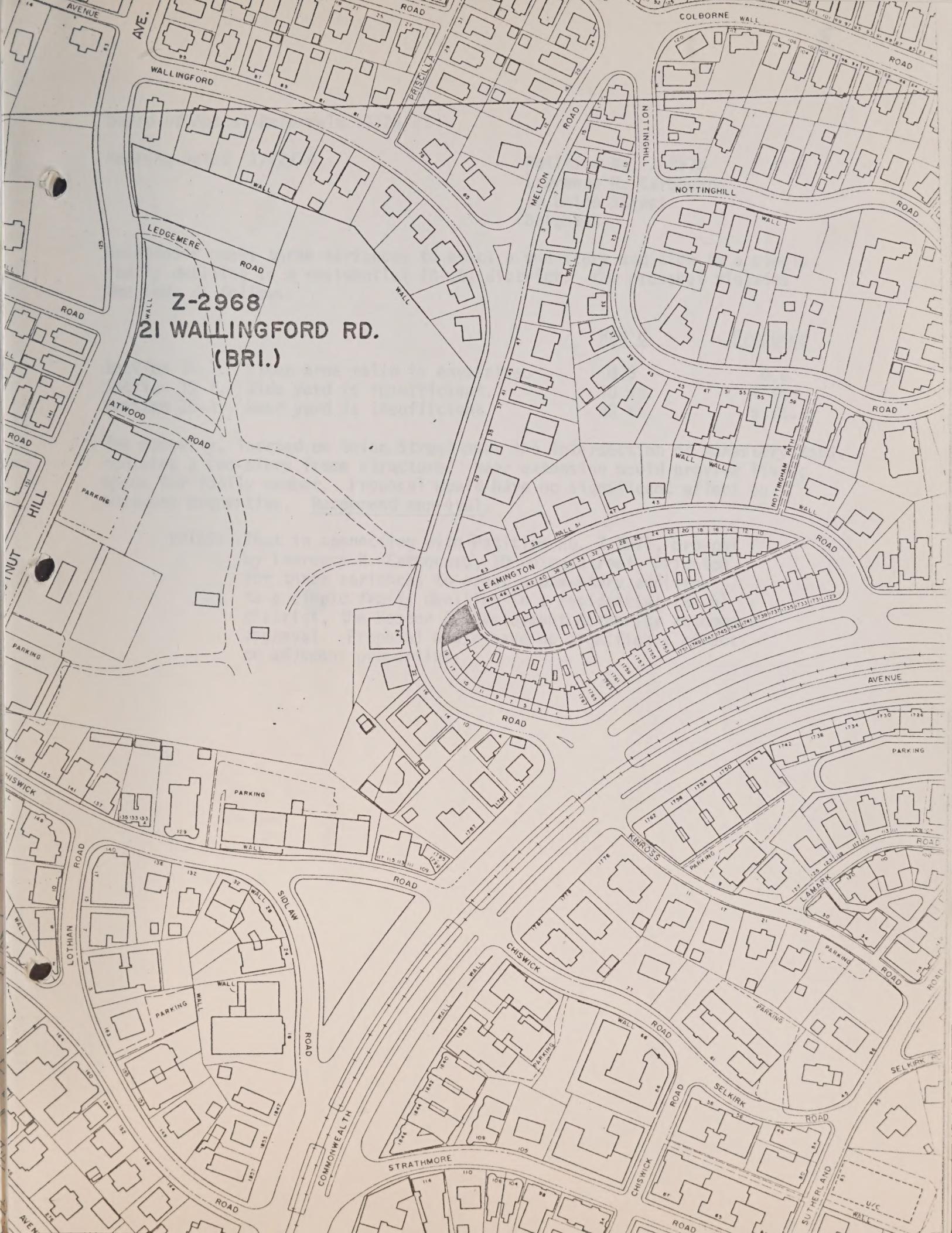
Petitioner seeks a forbidden use and two variances for a change of occupancy from a one to two family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	0
Section 15-1. Floor area ratio is excessive.	0.5	1.0

The property, located at the intersection of Wallingford and Leamington Road, contains a two-story masonry structure. The two units are existing. Occupancy is consistent with that of surrounding area. Recommend approval.

VOTED: That in connection with Petition No. Z-2968, brought by Ann Glennon, 21 Wallingford Road, Brighton, for a forbidden use and two variances for a change of occupancy from a one to two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy is consistent with that of surrounding area.

Z-2968
21 WALLINGFORD RD.
(BRI.)



Board of Appeal Referrals 11/29/73

Hearing Date: 1/22/74

Petition No. Z-2975
Lawrence R. Carbonaro
10 Union Street
Brighton

Petitioner seeks three variances to erect a one-story addition to a single family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	0.5	0.6
Section 19-1. Side yard is insufficient.	10 ft.	4 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	5 ft.

The property, located on Union Street near the intersection of Monastery Road, contains a two-story frame structure. Rear extension would provide living space for family member. Proposal would have no significant affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2975, brought by Lawrence R. Carbonaro, 10 Union Street, Brighton, for three variances to erect a one-story addition to a single family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal would have no significant affect on adjacent properties.

Z-2975
10 UNION ST.
(BRI.)

Board of Appeal Referrals 11/29/73

Hearing Date: 2/5/74

Petition No. Z-2980
Geneva Avenue Realty Trust
Ronald H. Rainer, Trustee
257-263 Columbia Road
Dorchester

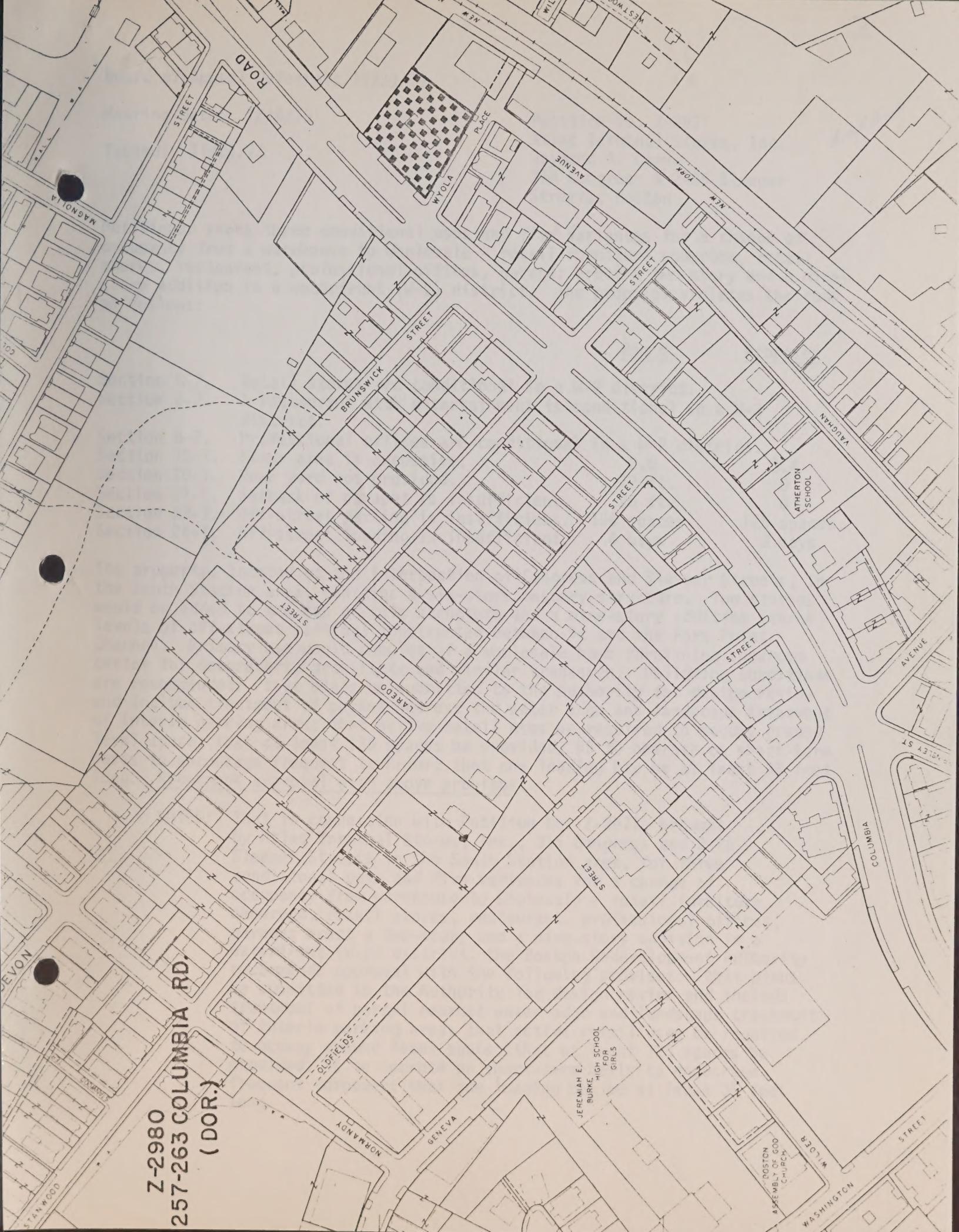
Petitioner seeks two conditional uses and a forbidden use to erect a one-story addition and change occupancy from gas service station to sales, service and repair of used cars in local business (L-1) and light manufacturing (M-1) districts. The proposal violates the code as follows:

- Section 8-6. Any change in a conditional use requires a Board of Appeal hearing.
- Section 8-7. Outdoor sale or display for sale of used cars is forbidden in an L-1 district.
- Section 8-7. A repair garage is conditional in an L-1 district.

The property, located on Columbia Road at the intersection of Wyola Place in the Model Cities area, contains a vacant one-story structure. Proposal would revive property. Other auto oriented uses exist in the immediate area. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2980, brought by Geneva Avenue Realty Trust, 257-263 Columbia Road, Dorchester in the Model Cities area, for two conditional uses and a forbidden use in local business (L-1) and light manufacturing (M-1) districts, the Boston Re-development Authority recommends approval provided plans are submitted to the Authority for design review.

Z-2980
257-263 COLUMBIA RD.
(DOR.)



Board of Appeal Referrals 11/29/73

Hearing Date: 12/4/73

Tabled: 11/21/73

Petition No. Z-2971
Atlas Terminal Stores, Inc.
Raymond A. Carye
316 Congress & 2-26 Sleeper
Streets, Boston

tabled

Petitioner seeks three conditional uses and five variances for a change of occupancy from a warehouse to wholesale - retail furniture showroom, retail stores, restaurant, professional offices, garage; erect a two story and a nine-story addition in a waterfront (W-2) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	Retail stores are conditional in a W-2 district.		
Section 8-7.	A restaurant with entertainment is conditional in a W-2 district.		
Section 8-7.	Professional offices are conditional in a W-2 district.		
Section 15-1.	Floor area is excessive.	2.0	5.4
Section 20-1.	Rear yard not provided.	12 ft.	0
Section 21-1.	Setback of parapet is insufficient.	26 ft.	0
Section 23-7.	Off-street parking is insufficient.	155 spaces	125 spaces
Section 24-1.	Off-street loading is insufficient.	4 bays	3 bays

The property, located at the intersection of Congress and Sleeper Streets, in the South Station area, contains a six-story masonry structure. Two stories would be added to the top of this structure and a nine-story addition (three levels of off-street parking) constructed between it and the Fort Point Channel. Primary use would consist of a wholesale home furnishing showroom center for decorators, architects and similar tradesmen. Following conditions are recommended: that plans be submitted to the Authority for design review and include treatment of parcel nearest the water edge and landscape treatment of interim parking area; that active retail uses be required to occupy ground level space; that at least 125 spaces be provided, 95 to operate on short-term basis to encourage frequent turnover; that one loading bay be at least 35 feet long. Recommend approval with above provisos.

VOTED: That in connection with Petition No. Z-2971, brought by Atlas Terminal Stores, Inc., 316 Congress and 2-26 Sleeper Streets in the South Station area, for three conditional uses and five variances for a change of occupancy from warehouse to wholesale - retail furniture showroom, retail stores, restaurant, professional offices, garage; erect a two-story and a nine-story addition in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review and include treatment of parcel nearest water edge and landscape treatment of interim parking area; that active retail uses be required to occupy ground level space; that at least 125 spaces be provided, 95 to operate on short-term basis to encourage frequent turnover; that one loading bay be at least 35 feet long.

Z-2971
316 CONGRESS ST.
2-26 SLEEPER ST.
(B.P.)

(B.P.)